

178.0

0005

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

764,900 /

764,900

764,900 /

764,900

764,900 /

764,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ARNOLD PERRY C III & REBECCA J	
Owner 2:	
Owner 3:	

Street 1: 87 VALENTINE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: FLYNN THOMAS F & GERTRUDE C -

Owner 2: -

Street 1: 87 VALENTINE RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 5,728 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 1744 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5728		Sq. Ft.	Site		0	70.	1.03	7									414,288						414,300	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		5728.000	350,600		414,300	764,900			
Total Card		0.132	350,600		414,300	764,900	Entered Lot Size		
Total Parcel		0.132	350,600		414,300	764,900	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	438.59	/Parcel: 438.5	Land Unit Type:		

APPRAISED: 764,900 /
USE VALUE: 764,900 /
ASSESSED: 764,900 / 764,900



PATRIOT
Properties Inc.

!13991!

PRINT

Date	Time
12/11/20	03:52:40

LAST REV

Date	Time
08/28/18	14:45:21

apro

13991

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLYNN THOMAS F	55093-298		8/2/2010		536,000	No	No		
	11880-540		8/26/1970		33,000	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/16/2013	64	Manual	1,968	C				
4/11/2012	354	Manual	12,000				demo & remodel kit	
4/14/1994	349		3,600				12X20 WDK	

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2018	Meas/Inspect	CC	Chris C
5/16/2013	Info Fm Prmt	EMK	Ellen K
6/7/2012	Info Fm Prmt	MM	Mary M
10/15/2008	Meas/Inspect	163	PATRIOT
12/21/1999	Meas/Inspect	163	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS								SKETCH					
Type:	15 - Old Style			Full Bath:	1	Rating:	Good									20	6				
Sty Ht:	2 - 2 Story			A Bath:	1	Rating:	Average									WDK	6				
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:										16		10 WDK			
Foundation:	2 - Conc. Block			A 3QBth:		Rating:										26			12		
Frame:	1 - Wood			1/2 Bath:		Rating:															
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:															
Sec Wall:		%		OthrFix:		Rating:															
Roof Struct:	1 - Gable			OTHER FEATURES																	
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good														
Color:	GREEN			A Kits:		Rating:															
View / Desir:				Fpl:	1	Rating:	Good														
GENERAL INFORMATION				WSFlue:		Rating:															
Grade:	C - Average			CONDOS INFORMATION																	
Year Blt:	1930	Eff Yr Blt:		Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct:	G13	Fact:	.	Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING								RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	GD - Good		18.	Exterior:				No Unit	RMS	BRS	FL						
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:				1	8	4							
Sec Int Wall:		%		Economic:			%	Additions:													
Partition:	T - Typical			Special:			%	Kitchen:													
Prim Floors:	3 - Hardwood			Override:			%	Baths:													
Sec Floors:		%		Total:	18.6	%		Plumbing:													
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:													
Subfloor:				Basic \$ / SQ:	130.00			Heating:													
Bsmnt Gar:	1			Size Adj.:	1.25206423			General:													
Electric:	3 - Typical			Const Adj.:	0.98000199			Totals				1	8	4							
Insulation:	2 - Typical			Adj \$ / SQ:	159.513																
Int vs Ext:	S			Other Features:	95750																
Heat Fuel:	2 - Gas			Grade Factor:	1.00																
Heat Type:	5 - Steam			NBHD Inf:	1.00000000																
# Heat Sys:	1			NBHD Mod:																	
% Heated:	100	% AC:		LUC Factor:	1.00																
Solar HW:	NO	Central Vac:	NO	Adj Total:	430678																
% Com Wall:		% Sprinkled:		Depreciation:	80106																
				Depreciated Total:	350572			WtAv\$/SQ:		AvRate:		Ind.Val:									
								Juris. Factor:	1.00		Before Depr:	159.51									
								Special Features:	0		Val/Su Net:	104.75									
								Final Total:	350600		Val/Su SzAd:	201.03									
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 178.0-0005-0009.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
2	Frame Shed	D	Y	16X8	A	AV	2000		0.00	T	15.2	101									
More: N	Total Yard Items:					Total Special Features:								Total:							